

# **Exhibit C**


**First American  
CORELOGIC**

### Providing effective tools to manage mortgage risk

The First American CoreLogic suite of automated mortgage risk management tools provide the most complete assessment of mortgage risk by examining a comprehensive view of property, borrower and agent characteristics. One click delivers a user-defined priority sequence of collateral risk management and fraud prevention reports that best fit your business needs. To learn more or for additional report assistance please contact a customer care representative at (888) 288-2009.

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#### USER ENTRY INFORMATION

Order #, Tracking ID1, ID2, L30000011D2F232AC0B3BC,  
ID3, ID4

Street Address 1651 METROPOLITAN AVE, 7c, BRONX, NY, 10462

Introducing  
C&S Appraisal Services

## ValuePoint4 Report

Property Address: **1651 METROPOLITAN AVE 7C, BRONX, NY 10462-6256**  
Owner Name: **NUER SYLVIA N**

### Valuation Result

Estimated Value: **\$137,000**  
Estimated Value Range: **\$121,000 - \$158,000**  
Value As Of: **10/24/2008**  
Processed Date: **10/24/2008**  
Score: **70**  
Forecast Standard Deviation: **19**  
Comment: **VP4 Valuation Successful**

#### Last Market Sale Information:

Sale Price: **\$130,000**  
Sale Date: **01/06/2006**  
Sale Type:  
Seller Name: **AWUAH NANA K**  
1<sup>st</sup>Mtg Amount: **\$104,000**  
1<sup>st</sup>Mtg Type: **CONVENTIONAL**  
2<sup>nd</sup>Mtg Amount: **\$26,000**

#### Location Information:

County: **BRONX**  
Census Tract: **0210.00**  
Absentee Owner: **N**

#### Property Information:

Living Area: **874**

#### Prior Sale Information:

Prior Sale Price: **\$65,000**  
Prior Sale Date: **01/10/2003**  
Prior Sale Type:  
Prior Seller Name:  
Prior 1<sup>st</sup>Mtg Amount: **\$58,500**  
Prior 1<sup>st</sup>Mtg Type: **C**

APN: **03944-3872**  
Township Name:

Land Use: **CONDOMINIUM**

Total Rooms:		Lot Area:	
Bedrooms:		Year Built / Eff:	/
Bath(F/H):	/	Air Conditioning:	N
Pool:	N	Fireplace:	N
Number of Stories:	12	Parking:	

**Tax Information:**

Assessed Value:	\$10,170	Assessed Year:	2008
Land Value:	\$1,972	Improvement Value:	\$8,198

**Area Market Sales**

Comp#:	1	Distance From Subject:	0.32 (miles)
Address:	1480 PARKCHESTER RD 2E, BRONX, NY 10462-7637		
Owner Name:	TUCKETT VIOLA G	Living Area:	524
Seller Name:	BARKER EDWIN A	Total Rooms:	
APN:	03938-2336	Land Use:	Condominium
County:	BRONX	Parking:	
Sale Price:	\$130,000	Prior Sale Price:	\$20,000
Recording Date:	09/03/2008	Prior Rec. Date:	11/08/1991
1 <sup>st</sup> Mortgage Amount:	\$104,000	Lot Area:	
Total Assessed Value:	\$11,839	# of Stories:	8
Comp#:	2	Distance From Subject:	0.2 (miles)
Address:	1507 METROPOLITAN AVE 1B, BRONX, NY 10462-6132		
Owner Name:	DELANO MOLLY	Living Area:	768
Seller Name:	GREEN ERNEST T	Total Rooms:	
APN:	03944-2358	Land Use:	Condominium
County:	BRONX	Parking:	
Sale Price:	\$135,000	Prior Sale Price:	
Recording Date:	04/15/2008	Prior Rec. Date:	05/28/1981
1 <sup>st</sup> Mortgage Amount:	\$128,250	Lot Area:	
Total Assessed Value:	\$9,467	# of Stories:	12
Comp#:	3	Distance From Subject:	0.1 (miles)
Address:	1579 METROPOLITAN AVE 6G, BRONX, NY 10462-6214		
Owner Name:	CHOWDHURY SUJAL K	Living Area:	798
Seller Name:	ROCHESTER AUVIL & GWENDOLYN	Total Rooms:	
APN:	03944-4256	Land Use:	Condominium
County:	BRONX	Parking:	
Sale Price:	\$135,000	Prior Sale Price:	
Recording Date:	03/21/2008	Prior Rec. Date:	
1 <sup>st</sup> Mortgage Amount:	\$0	Lot Area:	
Total Assessed Value:	\$10,170	# of Stories:	12
Comp#:	4	Distance From Subject:	0.13 (miles)
Address:	2130 E TREMONT AVE 3C, BRONX, NY 10462-5711		
Owner Name:	PROCEL VICTOR A	Living Area:	783

Seller Name:	TAUSCH HELEN			Total Rooms:	
APN:	03944-2746	Land Use:	Condominium	Bedrooms:	
County:	BRONX	Parking:		Bath(F/H):	0 / 0
Sale Price:	\$135,000	Prior Sale Price:		Year Built:	0
Recording Date:	02/28/2008	Prior Rec. Date:		Air Cond:	
1 <sup>st</sup> Mortgage Amount:	\$121,500	Lot Area:		Fireplace:	N
Total Assessed Value:	\$9,899	# of Stories:	12	Pool:	N
Comp#:	5				
Address:	1670 METROPOLITAN AVE MF, BRONX, NY 10462-6913			Distance From Subject:	0.03 (miles)
Owner Name:	DEODAT HELENA			Living Area:	829
Seller Name:	MUNOZ ANIBAL & ALICIA			Total Rooms:	
APN:	03943-4434	Land Use:	Condominium	Bedrooms:	
County:	BRONX	Parking:		Bath(F/H):	0 / 0
Sale Price:	\$125,000	Prior Sale Price:	\$18,500	Year Built:	0
Recording Date:	12/17/2007	Prior Rec. Date:	08/22/1986	Air Cond:	
1 <sup>st</sup> Mortgage Amount:	\$0	Lot Area:		Fireplace:	N
Total Assessed Value:	\$9,616	# of Stories:	8	Pool:	N

--- Report Separator ---

### First American CoreLogic ZipSelect Data Report

#### Market Profile Rural Indicator

First American CoreLogic's Zip Profile tool is used to describe **rural determinations**, population density, patterns, price trends and economic information for a particular Zip Code. This information is a basis for understanding the surrounding market. The final determination and definition of "Rural" or any condition is at the sole discretion of each user. This information is derived from statistically extrapolated information for the 4th quarter of the year 2002, HMDA information for the year 2000, and Department of Labor statistics for the year 2000. "Rural" as defined by this tool is a statistically established determination by First American CoreLogic. This is an exclusive First American CoreLogic product.

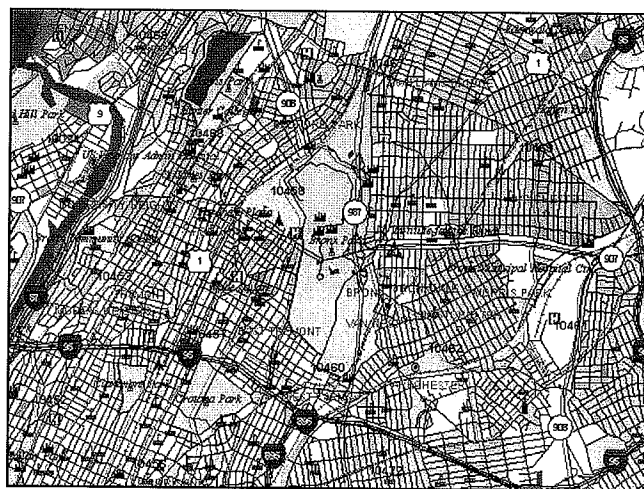
**Zip Code:** 10462  
**Current Date:** 10/24/2008  
**State:** NY  
**County:** BRONX  
**Rural Indicator 2000:** Urban

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#### Date Created, Input Code, and Condition Found

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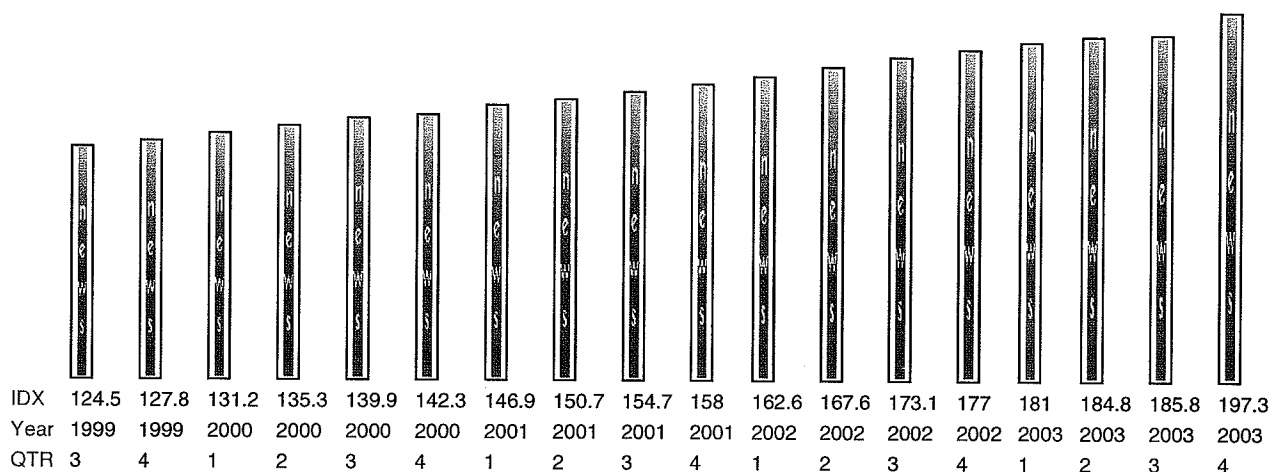
**Population:** 58,658  
**Population Per Mile<sup>2</sup>:** 29,329  
**Zip Square Miles:** 2  
**Dimensions in Miles:** 1.4 x 1.4  
**Approximate Map Area:** 100 Mile<sup>2</sup>  
**Latitude:** 40856700



Map Shading 1990 Family Income: Light-Low // Dark-High

Longitude: -73865807

Average Home Value Q4 2002:	\$361,646	Owner Occupied:	21
Median Home Value Q4 2002:	\$361,356	Rental Occupied Units:	68
Home Price Change Q1 2002 - Q2 2002:	3%	Vacant Units:	9.5
Average Household Income 1999:	\$44,577		
Total Housing Units:	28,012		
Housing Units Per Mile <sup>2</sup> :	14,006		
Total Mobil Home Units 1990:	0		

**Urban MSA/County Price Indexes For: BRONX, NY**

\* Fannie Mae/Freddie Mac MSA Level Index

**County Profile For: BRONX, NY**

Population 2000:	1,332,650	Percent Unemployment 2000:	7.3%
Population Growth 1999 - 2000:		Population in Labor Force 2000:	35.9%
Population Growth 1990 - 2000:	10.7%	Owner Occupied:	18.5%
Land Area:	42.03 mile <sup>2</sup>	Rental Occupied Units:	75.9%
Population Per Mile <sup>2</sup> 2000:	31,707	Vacant Units:	5.6%

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The predicted Values are based upon automated valuation algorithms, based on data primarily from public record sources and computer decision logic combined to provide a logical calculated estimate of the value of a residential property. The Values are provided to the User "as is" and "as available", and all uses of the Values are at the User's sole risk. All warranties concerning the Values and the underlying data and processes, both express and implied, are hereby expressly excluded, including, without limitation, any warranties of merchantability, accuracy and/or fitness

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